

NO TRANSFER
TAX PAID

Doc # 2004004745
Book 7835 Page 275

44-155

WARRANTY DEED

Alexander Properties Inc. of Gardiner, Maine, for consideration paid, grants to Michael Labbe and Virginia Labbe of Smithfield, Maine with **WARRANTY COVENANTS**, the land in Waterville and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land with house situated thereon in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

COMMENCING at an iron rod eighty (80) feet from Spring Street on the southeast line of the twenty (20) foot right of way in Lincoln Place; thence running at right angles with the court southeasterly fifty-two (52) feet to an iron rod; thence southwesterly at right angles with Spring Street about forty-two (42) feet to the lot formerly owned by A.M. Sawtelle; thence northwesterly on the northerly line of said Sawtelle land about fifty-six (56) feet to an iron rod; thence northeasterly on the line of the right of way fifty-eight (58) feet to the point begun at; together with a twenty (20) foot right of way over said court.

Also another certain lot or parcel of land situated in Waterville, Kennebec County, State of Maine, more particularly bounded and described as follows, to wit:

BEGINNING at an iron rod on the southeasterly side of the twenty (20) foot right of way situated on the southerly side of Spring Street, about one hundred thirty-eight (138) feet from Spring Street, running from this rod southwesterly at right angles with Spring Street about twenty-seven (27) feet to land, now or formerly owned by the heirs of Jonas Gray; thence easterly about fifty-four (54) feet on the boundary line of the land of aforesaid heirs of Jonas Gray to land, nor or formerly of the heirs of the Lincoln Estate; thence northeasterly about twenty-six (26) feet to land deeded to Martha E. Roundy in 1903; thence westerly to the point begun at. Together with a right of way from the northwest corner of the lot.

Also, one other certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

BEGINNING at an iron rod on the southwest corner of land, nor or formerly owned by Jerome Roake and on the easterly side of land, now or formerly owned by Mrs. Rose C. Hodsdon on the old line, one hundred thirty-one (131) feet south from Spring Street running from this rod in an easterly direction parallel with Spring Street about fifty-nine (59) feet to the right of way; thence southerly on the line of the right of way to land owned, now or formerly by the Jonas Gray Estate; thence westerly about seventy (70) feet to land now or formerly owned by Mrs. Charles L. Getchell; thence in a northerly direction on the old ditch line sixty-four and one-third ($64\frac{1}{3}$) feet to the point begun of.

Also, another certain lot or parcel of land situated in Waterville, County of Kennebec, and State of Maine, more particularly bounded and described as follows, to wit:

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BEGINNING at an iron rod on the westerly side of land owned now or formerly by W.M. Lincoln and on the easterly side of land owned now or formerly by Mrs. Rose C. Hodsdon on the old line one hundred thirty-one (131) feet south from Spring Street running from this rod in a southeasterly direction parallel with Spring Street seventy-nine (79) feet to land owned now or formerly by George A. Kennison; thence in a easterly direction about fifty-four (54) feet to a rod at the corner of land owned by W.M. Lincoln and George A. Kennison; thence southerly twenty-six (26) feet to land owned now or formerly by Jonas Gray; thence westerly one hundred fifty (150) feet on the Gray and Lincoln line to land owned now or formerly by Mrs. Charles L. Getchell; thence in a northerly direction sixty-four and one-third ($64\frac{1}{3}$) feet to the point begun at. Parcel Four encompasses premises described in Parcel Two and Three.

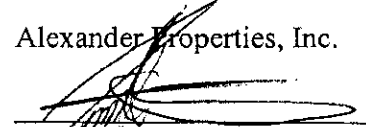
Being the same premises conveyed to Michael Labbe by warranty deed of Richard R. Vicaire and Lillian M. Vicaire, dated 8/5/86 and recorded in the Kennebec County Registry of Deeds in Book 2999, Page 169.

Being the same property conveyed to the Grantor by Michael Labbe and recorded in the Kennebec Registry of Deeds Book 6730, Page 181. Also being the same property described in a mortgage from the Grantors to the Grantees herein that was with said above noted deed.

WITNESS our hands and seals on November ___, 2003.


WITNESS

Alexander Properties, Inc.


Joel Alexander, its President

THE STATE OF MAINE
Kennebec, ss.

November ___, 2003

Then personally appeared the above named Joel Alexander, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,


Notary Public

David Whittier

Doc# 2004004745
Received Kennebec SS.
02/23/2004 10:29AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS